



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: December 3, 2012

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager

From: Steven L. Medlin, AICP, Planning Director *Steven L. Medlin*

Subject: Unified Development Ordinance Text Amendment–Paintball or Similar Recreation Facilities on Natural Sites (TC1200007)

Summary. This text amendment would make revisions to the building square footage limitations established within the limited use standards for paintball and other similar outdoor recreation facilities. Current regulations limit building area to 750 square feet. The applicant has proposed a graduated increase in building area based upon the site acreage, and to apply the requirement only to the Rural Tier.

Recommendation. Staff recommends approval. The Planning Commission recommended approval of the text amendment on October 9, 2012.

Background. This is a text amendment application submitted by the Morningstar Law Group. The request is in response to a notice of violation issued for a paintball facility established on a site without site plan approval. The square footage of buildings on the site currently exceeds the maximum building area allowed under the current requirements. The Joint City-County Planning Committee reviewed the proposed amendment on September 5, 2012, and recommended to proceed with the public hearing process. The Durham Board of County Commissioners considered the amendment on November 26, 2012.

Issues. The current standards limit paintball and other similar facilities on natural sites to a maximum building floor area of 750 square feet for any location. The staff could not determine any historical basis for the limitation.

The proposal would be limited to the Rural Tier, and provides a graduated increase in building floor area based upon the acreage of the site. Staff has determined the request to be reasonable. While providing more flexibility for how a paintball or similar facility may be developed on a site, all applicable watershed and impervious surface requirements would still apply.

Thomas J. Bonfield, City Manager
TC1200007, Paintball or Similar Recreation Facilities on Natural Sites
December 3, 2012

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Attachments

Attachment A: An Ordinance to Amend the Unified Development Ordinance Regarding Paintball or Similar Recreation Facilities on Natural Sites (TC1200007), Mark-up Version

Attachment B: An Ordinance to Amend the Unified Development Ordinance Regarding Paintball or Similar Recreation Facilities on Natural Sites (TC1200007), Clean Version

Attachment C: Planning Commission Comments

Attachment D: Application by Morningstar Law Group